



MY PROPERTY CLUB

**MY PROPERTY CLUB**  
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mypropertyclub.co.uk



## 60 Pendle Road

, Denton, M34 6BB

**Offers in the region of £240,000**

Introducing Pendle Road in Denton, this charming terraced house offers a delightful blend of space and modern living. Spanning an impressive 1,119 square feet, the property features three well-proportioned bedrooms and a contemporary bathroom, making it an ideal home for families or those seeking extra room.

Upon entering, you are greeted by a welcoming hallway that leads to a striking open plan lounge and dining area, perfect for entertaining friends and family. The spacious modern kitchen is a highlight, boasting additional space that can be tailored to your needs, whether as an office, storage, or a versatile area for various uses. The first floor presents a landing that connects to three generous bedrooms, ensuring ample space for relaxation and rest.

Externally, the property benefits from a spacious driveway at the front, providing convenient parking, while the landscaped rear garden offers a tranquil retreat. The decked area is perfect for enjoying alfresco dining or simply unwinding in a private setting.

This home flows effortlessly from room to room, showcasing a stylish decor that allows new owners to move in with ease and simply add their personal touch. Located in a sought-after residential area, the property is within close proximity to a wealth of local amenities and excellent transport links. Families will appreciate the nearby highly regarded schools, including St Mary's RC Primary School and St Thomas More RC, both boasting outstanding Ofsted ratings.

For those who enjoy the outdoors, the surrounding area features lovely green spaces such as Haughton Dale Nature Reserve and the Tame Valley, offering scenic walking routes and a chance to connect with nature. This property is a true gem, combining comfort, style, and convenience in a vibrant community.

### Viewing

Please contact our My Property Club Office on 0161 850 9730 if you wish to arrange a viewing appointment for this property or require further information.

- THREE BEDROOM
- POPULAR RESIDENTIAL AREA
- EXTREMELY WELL PRESENTED
- MOVE IN CONDITION
- CLOSE TO ALL LOCAL AMENITIES
- LANDSCAPED GARDENS
- OFF ROAD PARKING





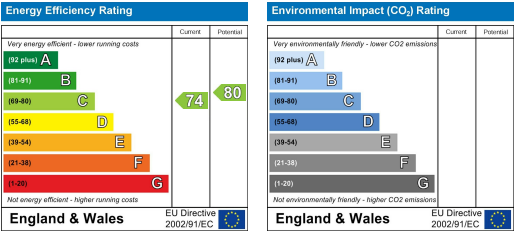
Floor Plan



Area Map



Energy Efficiency Graph



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